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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(M)**

CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN SY.NO.169/6C OF MADHURAWADA (V), VISAKHAPATNAM RURAL(M) OF AN EXTENT OF 1435.85 SQ.MTS APPLIED SMT. P.SUDHA PADMASRI – DRAFT VARIATION.

[Memo.No.3573256/M2/2020, *Municipal Administration & Urban Development (M) Department, 23rd September, 2020*]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Zonal Development Plan & Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) & (2) of Section (15) read with Sub-section (1) & (2) of Section (17) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Sy.No.169/6C part of Madhurawada (V), Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an area of 1717.41 Sq.Yds. or 1435.85 Sq.Mts. (Including Splay area of 13.50 Sq.Mts). The boundaries which are given in the schedule below which was earmarked for Residential Land use in Master Plan of VMRDA sanctioned in G.O.Ms.No.345 MA & UD Dept., dated.30.06.2006 is now proposed to be designated for Commercial land use which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall hand over the site affected in 80-0 mts wide NH-16 to the authority concerned at free of cost through registered gift deed.
2. the applicant shall pay the development / conversion charges as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
3. The applicant shall observe service road and adhere to AP Building Rules, 2017 while obtaining building plan from the concerned Authority.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : vacant site, passage & building of others

East : vacant site of others and 15' road.

South : proposed 60' wide master plan road

West : existing national highway proposed to 80 mts wide road.

J. SYAMALA RAO
SECRETARY TO GOVERNMENT